



Bede House Court, Newark



Guide Price £130,000 to £140,000



## Key Features

- Unique Coach House
- Town Centre Location
- Two Bedrooms
- Family Bathroom
- Dual Aspect Lounge/Diner
- Superb Kitchen
- Gas C/H & UPVC D/G
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





Representing a unique opportunity, this delightful FREEHOLD coach house is conveniently positioned in the heart of Newark town centre, falling within comfortable walking distance of the host of local amenities the town has to offer, as well as ease of access to Newark North Gate train station with main line connections to London Kings Cross.

Benefiting from deceptively spacious accommodation, the property enjoys its own private entrance with an entrance hallway to the ground floor with under stairs storage and stairs to the first floor. The first floor is welcomed by a landing space with storage cupboard and a further door opening through to a delightful dual aspect lounge/diner with gas fireplace and opening to a superb kitchen which has appliances to include a four-ring gas hob and electric oven. An L-shaped inner hall has two useful storage cupboards, one of which housing the central heating boiler, and has doors off to a superb family bathroom suite and two bedrooms.

Other features of the property include gas central heating and UPVC double glazing. Viewing is essential to appreciate the convenience of the location and space this home has to offer. An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hallway 10'7" x 6'3" (3.2m x 1.9m)

maximum measurements

First Floor Landing

Lounge/Diner 16'7" x 11'9" (5.1m x 3.6m)

maximum measurements

Kitchen 10'1" x 8'9" (3.1m x 2.7m)

Inner Hall 6'9" x 5'1" (2.1m x 1.5m)

maximum measurements

Bedroom One 12'3" x 10'1" (3.7m x 3.1m)

maximum measurements

Bedroom Two 10'2" x 6'3" (3.1m x 1.9m)

Bathroom 6'9" x 6'2" (2.1m x 1.9m)

#### Agent's Note - Garages

The property occupies leases for four garages, positioned below the coach house, however please note that these are not included in the sale of the property. The vendor receives a peppercorn rent. For more information, please contact the office.

#### Services

Mains gas, electricity, water and drainage are connected.

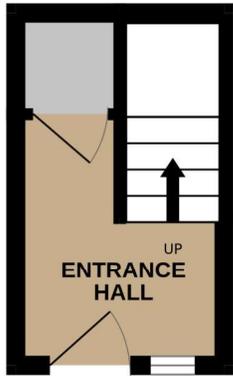
#### Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

#### Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

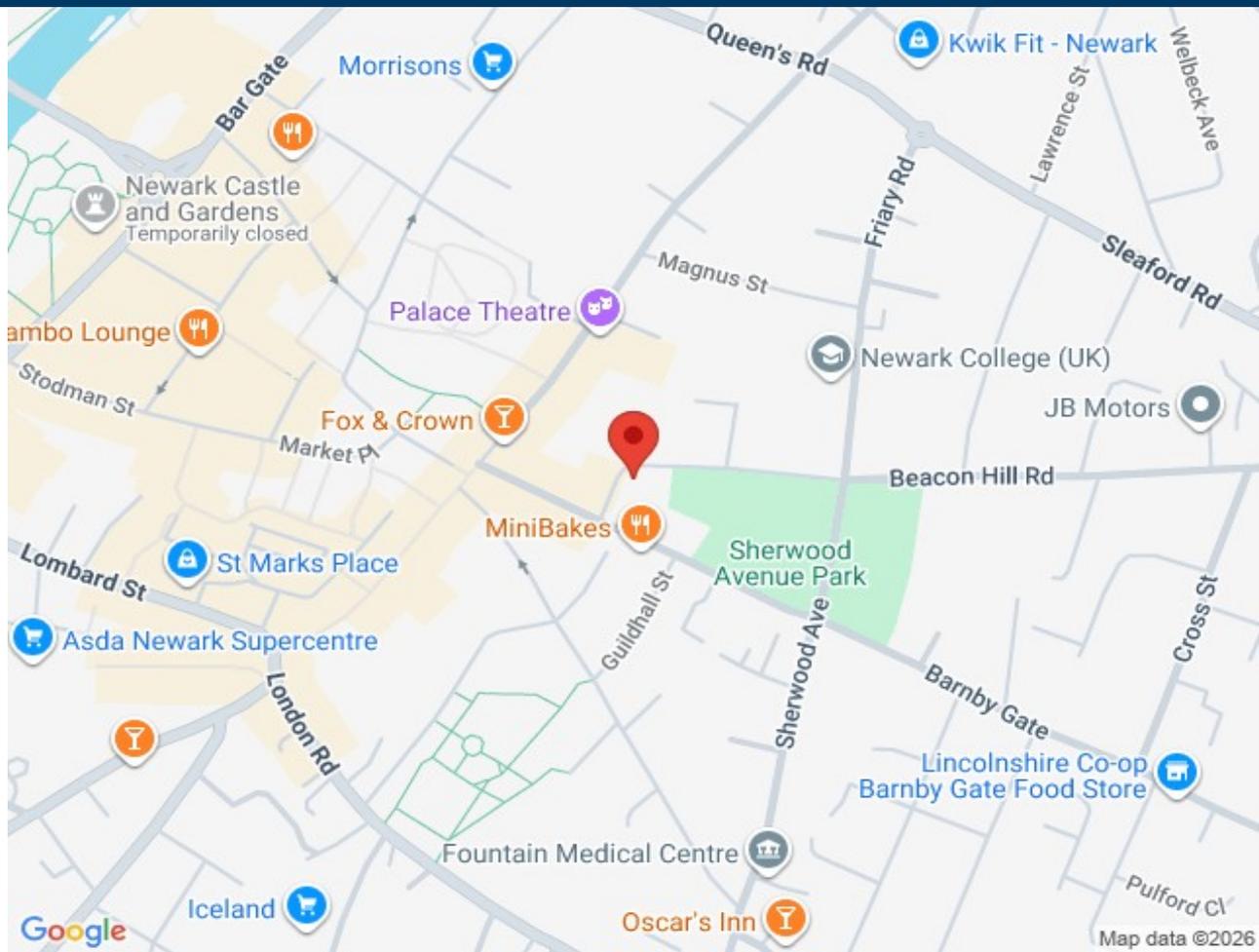
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

